

PLAT IDENTIFICATION SHEET

Reception #: 8735431

Number of pages: 2

Date: 12/16/87

Name: EMERALD DR
1

MISCELLANEOUS COMMENTS:

LAND DESCRIPTION

A PARCEL OF LAND LOCATED IN A PORTION OF THE EAST HALF OF SECTION 14 AND A PORTION OF THE WEST HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 14; THENCE N 00°32'13" W, 775.71 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE N 00°32'13" W, 54.69 FEET; THENCE LEAVING SAID WEST LINE 134.70 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 271.00 FEET, A CENTRAL ANGLE OF 28°28'46" AND A CHORD BEARING N 49°04'14" E, 133.32 FEET TO A POINT OF TANGENCY; THENCE N 34°49'51" E 53.57 FEET TO A POINT OF CURVATURE; THENCE 358.24 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 329.00 FEET AND A CENTRAL ANGLE OF 62°23'15" TO A POINT OF TANGENCY; THENCE S 82°46'54" E 207.08 FEET TO A POINT OF CURVATURE; THENCE 305.95 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 411.00 FEET AND A CENTRAL ANGLE OF 42°39'06" TO A POINT OF TANGENCY; THENCE N 54°34'00" E 299.20 FEET TO A POINT OF CURVATURE; THENCE 188.03 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 35°54'43" TO A POINT OF TANGENCY; THENCE S 89°31'17" E 854.33 FEET TO A POINT OF CURVATURE; THENCE 1009.59 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 366.00 FEET AND A CENTRAL ANGLE OF 158°02'49"; THENCE N 67°34'06" W, 256.39 FEET TO A POINT OF CURVATURE; THENCE 561.47 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 359.00 FEET AND A CENTRAL ANGLE OF 89°36'36" TO A POINT OF TANGENCY; THENCE N 22°02'30" E, 413.18 FEET TO A POINT OF CURVATURE; THENCE 237.86 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 329.00 FEET AND A CENTRAL ANGLE OF 41°25'26" TO A POINT OF TANGENCY; THENCE N 63°27'56" E, 184.36 FEET TO A POINT OF CURVATURE; THENCE 325.49 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 221.00 FEET AND A CENTRAL ANGLE OF 84°23'06" TO A POINT OF TANGENCY; THENCE S 69°04'50" W, 5.00 FEET; THENCE N 20°55'10" W, 50.00 FEET TO A POINT OF CURVATURE; THENCE 331.71 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 284.00 FEET AND A CENTRAL ANGLE OF 66°55'17" TO A POINT OF TANGENCY; THENCE N 46°00'07" E, 10.00 FEET TO A POINT OF CURVATURE; THENCE 31.42 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING N 01°00'07" E, 28.28 FEET TO A POINT ON THE SOUTHERLY LINE OF MILLER BOULEVARD SUBDIVISION, FILING NO. 1; THENCE ALONG SAID SOUTHERLY LINE S 43°59'53" E, 95.00 FEET; THENCE DEPARTING SAID SOUTHERLY LINE 31.42 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING N 88°59'53" W, 28.28 FEET TO A POINT OF TANGENCY; THENCE S 46°00'07" W 10.00 FEET TO A POINT OF CURVATURE; THENCE 267.47 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 229.00 FEET AND A CENTRAL ANGLE OF 66°55'17" TO A POINT OF TANGENCY; THENCE S 20°55'10" E 50.00 FEET TO A POINT OF CURVATURE; THENCE 399.13 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 271.00 FEET AND A CENTRAL ANGLE OF 84°23'06" TO A POINT OF TANGENCY; THENCE S 63°27'56" W 184.36 FEET TO A POINT OF CURVATURE; THENCE 201.71 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 279.00 FEET AND A CENTRAL ANGLE OF 41°25'26" TO A POINT OF TANGENCY; THENCE S 22°02'30" W 413.18 FEET TO A POINT OF CURVATURE; THENCE 483.27 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 309.00 FEET AND A CENTRAL ANGLE OF 89°36'36" TO A POINT OF TANGENCY; THENCE S 67°34'06" E 256.39 FEET TO A POINT OF CURVATURE; THENCE 1147.51 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 416.00 FEET AND A CENTRAL ANGLE OF 158°02'49" TO A POINT OF TANGENCY; THENCE N 89°31'17" W, 854.33 FEET TO A POINT OF CURVATURE; THENCE 156.70 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 35°54'43" TO A POINT OF TANGENCY; THENCE S 54°34'00" W, 299.20 FEET TO A POINT OF CURVATURE; THENCE 343.17 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 461.00 FEET AND A CENTRAL ANGLE OF 42°39'06" TO A POINT OF TANGENCY; THENCE N 82°46'54" W, 207.08 FEET TO A POINT OF CURVATURE; THENCE 303.79 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 279.00 FEET AND A CENTRAL ANGLE OF 62°23'15" TO A POINT OF TANGENCY; THENCE S 34°49'51" W, 53.57 FEET TO A POINT OF CURVATURE; THENCE 183.69 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 321.00 FEET AND A CENTRAL ANGLE OF 32°47'11" TO THE TRUE POINT OF BEGINNING, AND CONTAINING 6.73 ACRES MORE OR LESS.

FINAL PLAT EMERALD DRIVE SUBDIVISION, FILING NO. 1 A SUBDIVISION OF A PORTION OF THE EAST HALF OF SECTION 14 AND A PORTION OF THE WEST HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

OWNERS

JPM, INC., A CALIFORNIA CORPORATION DOING BUSINESS IN COLORADO AS BCRS, INC. C/O THE BANK OF NOVA SCOTIA 444 MARKET STREET, SUITE 2450 SAN FRANCISCO, CALIFORNIA 94111

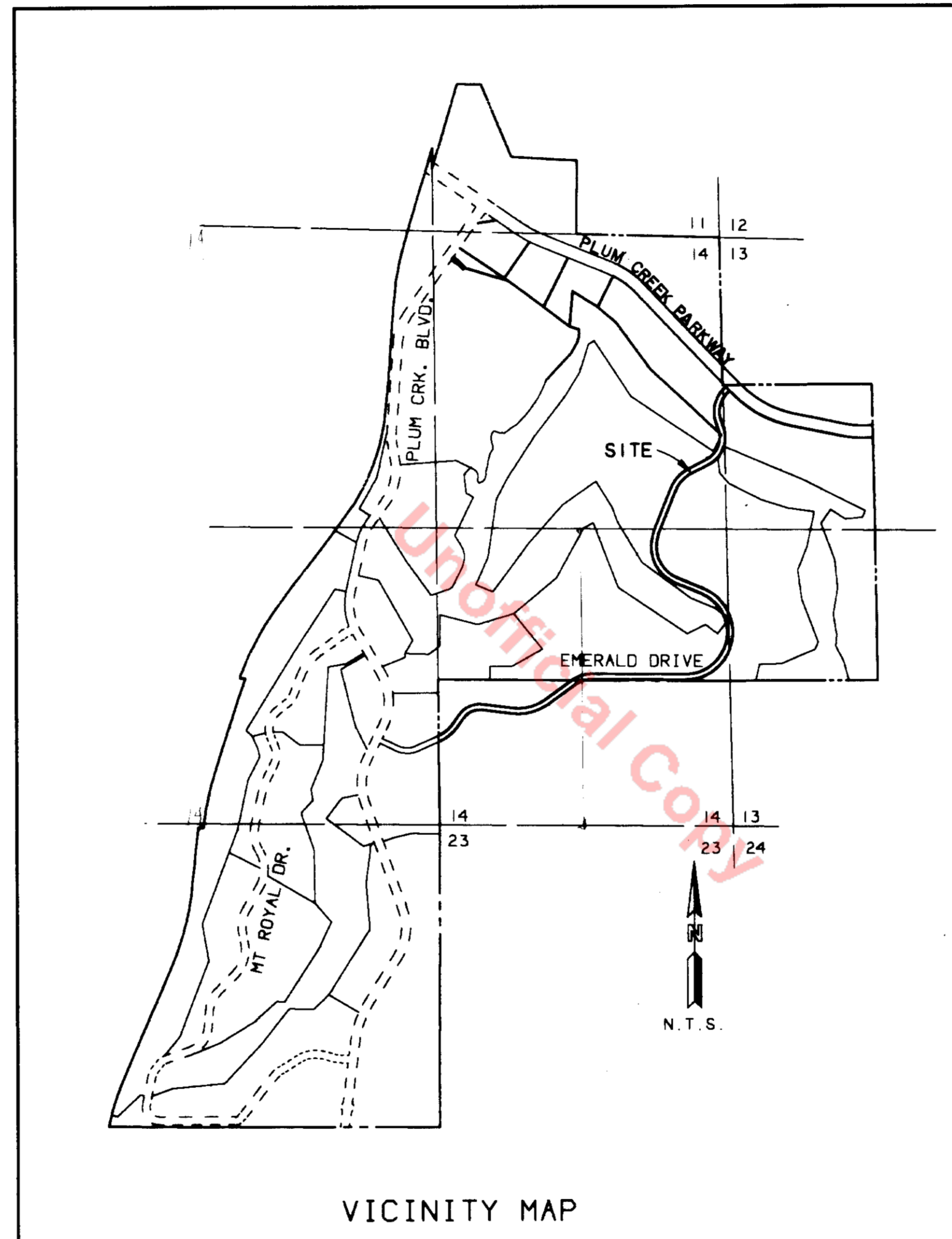
Barbara J. Brown Vice President



SHEET 1 OF 2

PREPARED BY: KKBNA Incorporated Consulting Engineers 4251 Kipling St. Wheat Ridge, Co. 80031-6100

DATE: 10-25-85 12-13-85 2-25-86 5-23-86 9-04-86 9-11-86 8-26-87



NOTARY

STATE OF CALIFORNIA) COUNTY OF SAN FRANCISCO) THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF September, 1987 BY B. Horne Damundson Deputy Agent OF THE BANK OF NOVA SCOTIA. MY COMMISSION EXPIRES 1-2-90



MORTGAGE HOLDER

THE BANK OF NOVA SCOTIA 444 MARKET STREET, SUITE 2450 SAN FRANCISCO, CALIFORNIA 94111

B.L. Edmondson 9/11/87 DEPUTY AGENT

NOTARY

STATE OF ILLINOIS) COUNTY OF COOK) THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF September, 1987 BY BARBARA J. BROWN AS VICE PRESIDENT OF JPM, INC., A CALIFORNIA CORPORATION DOING BUSINESS IN COLORADO AS BCRS, INC. MY COMMISSION EXPIRES 5-11-90

LEASEE/OPTIONEE

TOURNAMENT PLAYERS CLUB AT PLUM CREEK, INC 112 TOURNAMENT PLAYERS BLVD. PONTE VEDRA, FLORIDA 32082

BY Vernon A. Kelly Jr. 12-5-86 ATTEST Robert J. Parker DATE

NOTARY

FLORIDA) STATE OF COLORADO) THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF December, 1986 BY Vernon A. Kelly Jr. AND OF TOURNAMENT PLAYERS CLUB AT PLUM CREEK, INC. MY COMMISSION EXPIRES: 1/7/88

PLANNING AND ZONING COMMISSION APPROVAL

THIS PLAT APPROVED BY THE TOWN OF CASTLE ROCK PLANNING AND ZONING COMMISSION THIS 2nd DAY OF September, 1986.

James B. Folkestad CHAIRMAN

TOWN APPROVAL

THIS PLAT IS APPROVED FOR FILING AND THE TOWN HEREBY ACCEPTS THE DEDICATION OF PUBLIC RIGHT-OF-WAY AS SHOWN HEREON.

SIGNED THIS 11th DAY OF December, 1987

ATTEST: Phyllis L. Brown TOWN CLERK; TOWN OF CASTLE ROCK; BY: Tony J. Kennedy MAYOR

RECORDERS CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 12:00 P.M. ON THE 16th DAY OF December, 1987. RECEPTION NO. 8735431

Patricia A. Crain COUNTY CLERK AND RECORDER

STREET MAINTENANCE

IT IS MUTUALLY UNDERSTOOD AND AGREED BY THE SUBDIVIDER AND THE TOWN OF CASTLE ROCK THAT THE DEDICATED PUBLIC ROADS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY THE TOWN UNTIL AND UNLESS THE SUBDIVIDER CONSTRUCTS THE STREETS AND ROADS IN ACCORDANCE WITH THE SUBDIVISION AGREEMENT, IF ANY AND THE SUBDIVISION REGULATIONS AND OTHER ORDINANCES OF THE TOWN OF CASTLE ROCK IN EFFECT AT THE DATE OF THE RECORDING OF THIS PLAT AND APPROVAL OF THE TOWN HAS ISSUED TO THAT EFFECT.

SURVEYING CERTIFICATE

I, ROBERT JAMES GUFFEY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.



ROBERT JAMES GUFFEY PROFESSIONAL LAND SURVEYOR #20680 FOR McCLANAHAN SURVEYING INC. 4755 PARIS ST., SUITE 180 DENVER CO. 80239 (303)373-0846

DEDICATION CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT THE HEREONSIGNED, BEING ALL OF THE OWNERS AND HOLDERS OF LIENS AND MORTGAGES OF THE ABOVE DESCRIBED LAND IN THE TOWN OF CASTLE ROCK, COLORADO HAVE BY THESE PRESENTS LAID OUT PLATTED AND SUBDIVIDED, OR CONSENTED TO THE SAME, INTO A TRACT, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF EMERALD DRIVE SUBDIVISION, FILING NO. 1. TRACT "A" IS TO BE DEDICATED TO THE TOWN OF CASTLE ROCK AS A PUBLIC ROADWAY.

THE HEREONSIGNED HEREBY DEDICATES ALL UTILITY EASEMENTS TO THE TOWN OF CASTLE ROCK, FOR PUBLIC USE.

THE HEREONSIGNED HEREBY FURTHER DEDICATES TO THE PUBLIC UTILITIES THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY SERVICES WITHIN THIS SUBDIVISION OR PROPERTY CONTIGUOUS THERETO.

THE HEREONSIGNED HEREBY FURTHER DEDICATES TO THE PUBLIC UTILITIES AND ANY CABLE TELEVISION PERMITTEE OPERATING UNDER PERMIT ISSUED BY THE TOWN OF CASTLE ROCK THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS TRANSMISSION LINES, SERVICE LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY AND CABLEVISION SERVICES WITHIN THE SUBDIVISION OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS PUBLIC ROADS SHOWN ON THIS PLAT. THE LANDS COMPRISING THIS SUBDIVISION MAY BE SUBJECT TO CERTAIN COVENANTS OF RECORD.

EXECUTED THIS DAY OF 19

TITLE CERTIFICATE

I, JAMES B. FOLKESTAD, AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD IN THE STATE OF COLORADO, CERTIFY THAT I HAVE EXAMINED TITLE TO THE PROPERTY DESCRIBED HEREIN AND THAT IN MY OPINION TITLE TO THE ABOVE DESCRIBED REAL PROPERTY IS IN THE ABOVE REFERRED TO DEDICATORS.

SIGNED THIS 4th DAY OF September, 1987

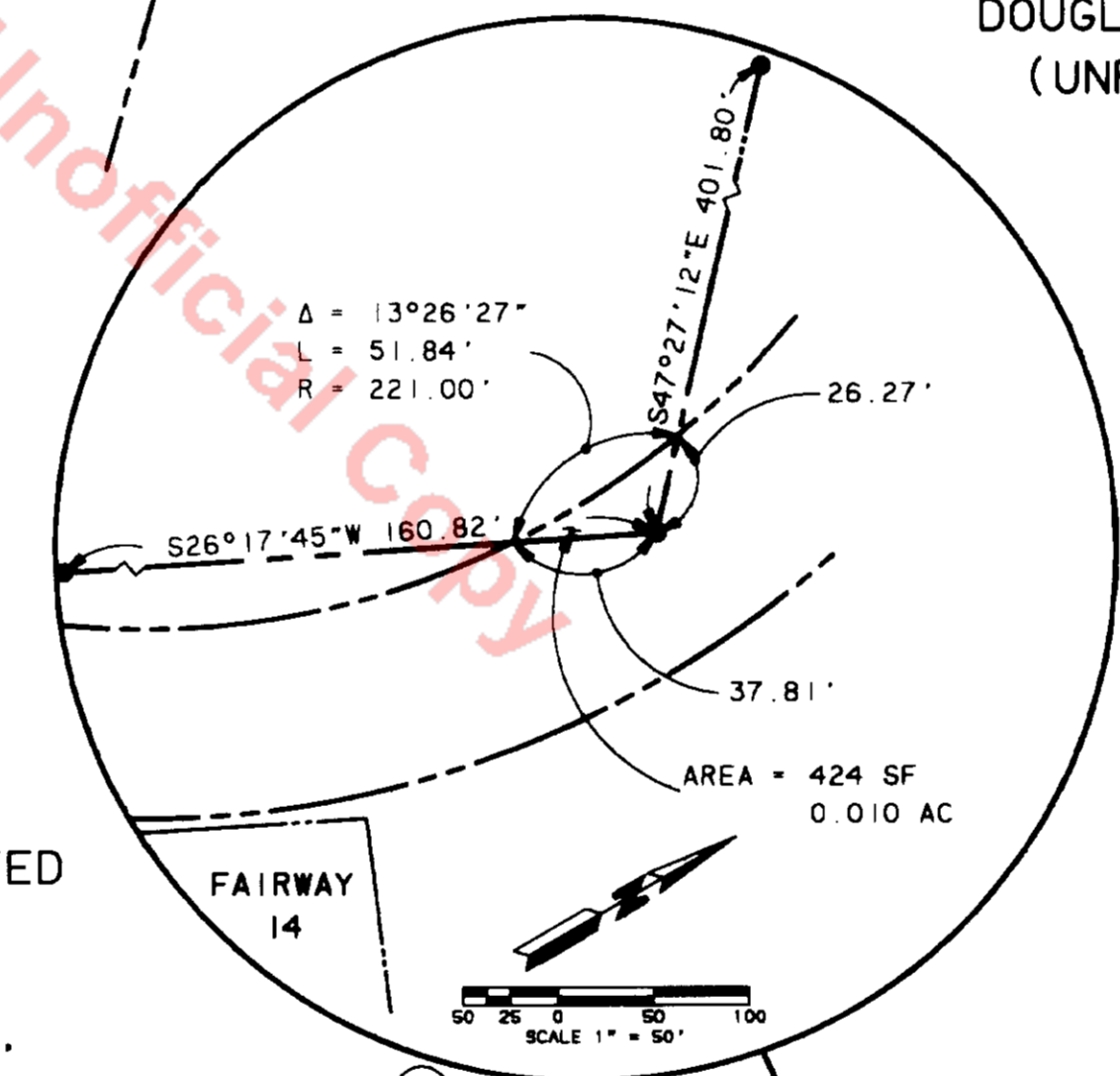
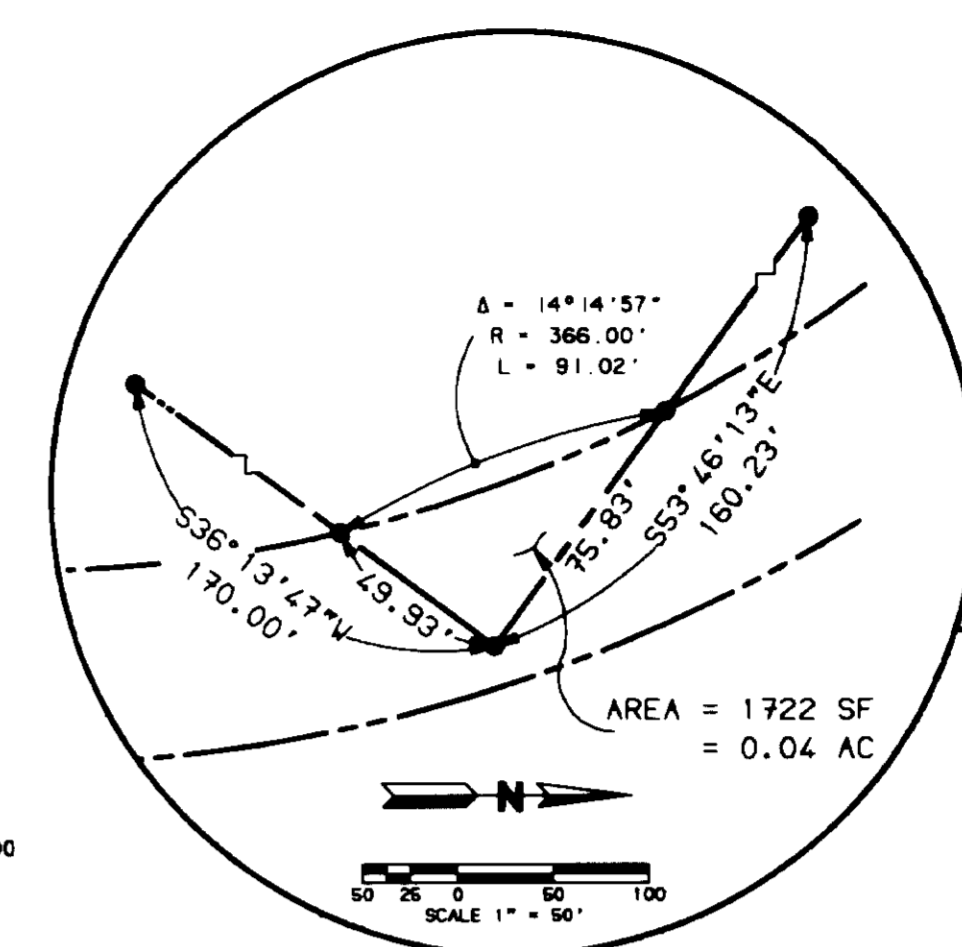
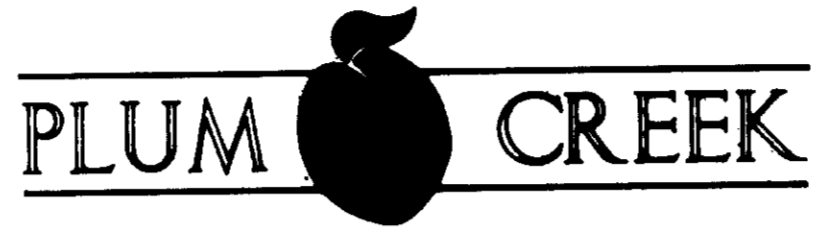
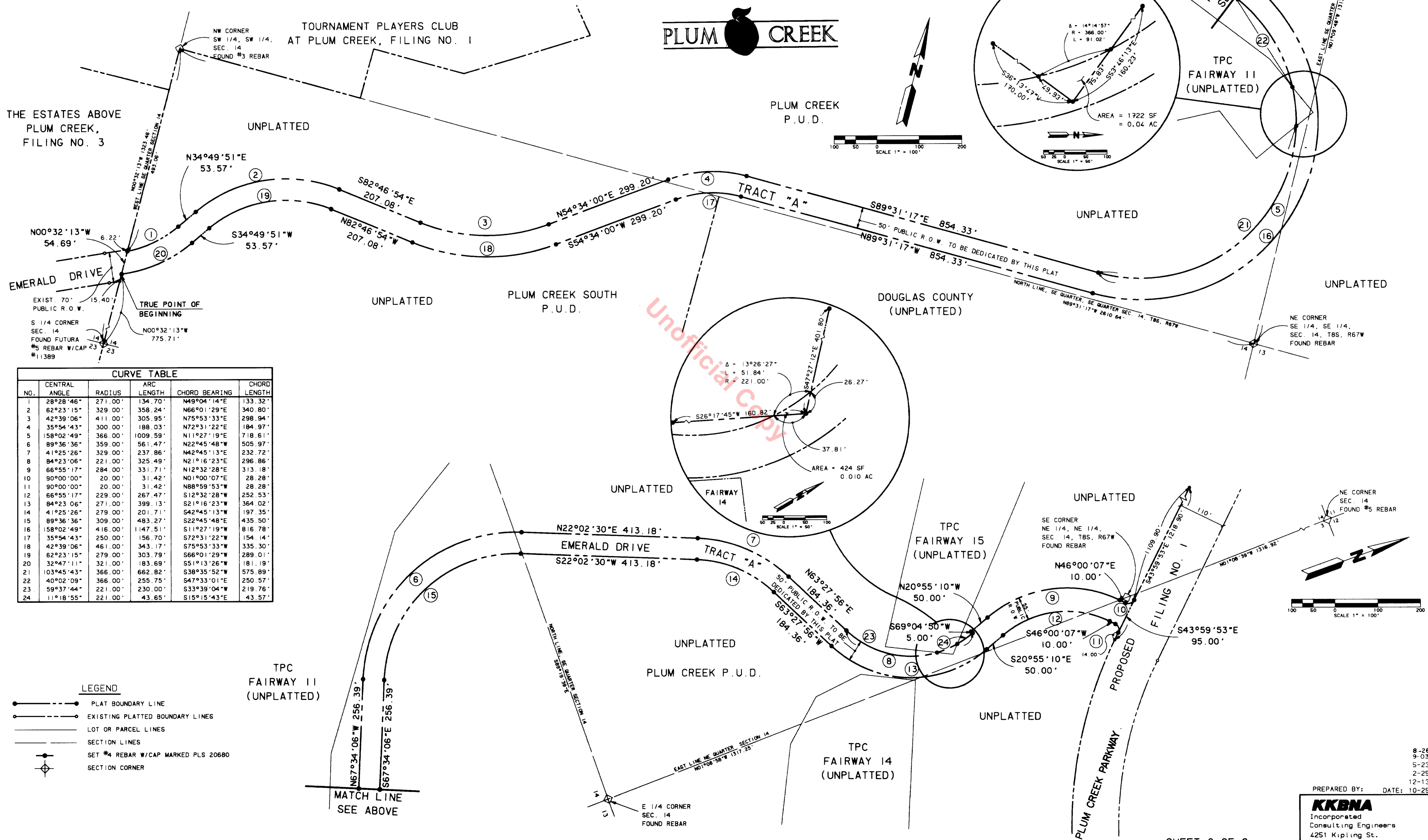
JAMES B. FOLKESTAD REG. NO. 471 ATTORNEY AT LAW

NOTES

- 1. BASIS OF BEARING: THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS CONSIDERED TO BEAR N 00°32'13" W, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
2. PURSUANT TO TOWN OF CASTLE ROCK ORDINANCE NO. 3.62 AS AMENDED, NO BUILDING PERMIT WILL BE ISSUED FOR THE ERECTION OF ANY IMPROVEMENT IN ANY AREA DESCRIBED HEREON FOR WHICH A FINAL PUD ORDINANCE AND A FINAL SITE PLAN HAVE NOT BEEN APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF CASTLE ROCK.

FINAL PLAT EMERALD DRIVE SUBDIVISION, FILING NO. 1

A SUBDIVISION OF A PORTION OF THE EAST HALF OF SECTION 14 AND A PORTION OF
THE WEST HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST
OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO



CURVE TABLE					
NO.	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
1	28°28'46"	271.00'	134.70'	N49°04'14"E	133.32'
2	62°23'15"	329.00'	358.24'	N66°01'29"E	340.80'
3	42°39'06"	411.00'	305.95'	N75°53'33"E	298.94'
4	35°54'43"	300.00'	188.03'	N72°31'22"E	184.97'
5	158°02'49"	366.00'	1009.59'	N11°27'19"E	718.61'
6	89°36'36"	359.00'	561.47'	N22°45'48"W	505.97'
7	41°25'26"	329.00'	237.86'	N42°45'13"E	232.72'
8	84°23'06"	221.00'	325.49'	N21°16'23"E	296.86'
9	66°55'17"	284.00'	331.71'	N12°32'28"E	313.18'
10	90°00'00"	20.00'	31.42'	N01°00'07"E	28.28'
11	90°00'00"	20.00'	31.42'	N88°59'53"W	28.28'
12	66°55'17"	229.00'	267.47'	S12°32'28"W	252.53'
13	84°23'06"	271.00'	399.13'	S21°16'23"W	364.02'
14	41°25'26"	279.00'	201.71'	S42°45'13"W	197.35'
15	89°36'36"	309.00'	483.27'	S22°45'48"E	435.50'
16	158°02'49"	416.00'	1147.51'	S11°27'19"W	816.78'
17	35°54'43"	250.00'	156.70'	S72°31'22"W	154.14'
18	42°39'06"	461.00'	343.17'	S75°53'33"W	335.30'
19	62°23'15"	279.00'	303.79'	S66°01'29"W	289.01'
20	32°47'11"	321.00'	183.69'	S51°13'26"W	181.19'
21	103°45'43"	366.00'	662.82'	S38°35'52"W	575.89'
22	40°02'09"	366.00'	255.75'	S47°33'01"E	250.57'
23	59°37'44"	221.00'	230.00'	S33°39'04"W	219.76'
24	11°18'55"	221.00'	43.65'	S15°15'43"E	43.57'

- LEGEND**
- PLAT BOUNDARY LINE
 - - - EXISTING PLATTED BOUNDARY LINES
 - LOT OR PARCEL LINES
 - SECTION LINES
 - ⊕ SET #4 REBAR W/CAP MARKED PLS 20680
 - ⊕ SECTION CORNER

8-26-87
9-03-86
5-23-86
2-25-86
12-13-85
10-25-85

PREPARED BY: DATE:

KKBNA
Incorporated
Consulting Engineers
4251 Kipling St.
Wheat Ridge, Co. 431 - 6100